



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: August 4, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Stephan M. Rodolakis, Vice-Chairman  
Jill R. Myers Clerk  
Kathleen M. Keohane  
Donald F. Naber

**Also Present:** Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes:**

The Planning Board approved the following Minutes of June 2, 2005 as submitted.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments**

- a) Mr. Denoncourt informed the Board that Engineering is holding the bond reduction for Toll Brothers so that a safety guard rail can be installed before release of money. The Board supported Engineering holding this bond until they were satisfied with the guard rail.

**7:05 P.M. Residences at Flint Pond, Senior Housing  
Special Permit and Site Plan Approval  
Public Hearing, Continued from June 2, 2005  
Location: Hartford Pike (Route 20), southeast of Lake Street  
Decision Deadline: 65 days from the close of the hearing**

Attending the hearing was Attorney Kevin Byrne, representing the developers; Benn Sherman – from BSC Group; Dave Hawk – from Hawk Design; and Rob Barsamian – the developer.

Mr. Gordon reviewed the following:

- 1) the developer has agreed to hire a consultant to help with site development. Attorney Byrne said that was right;

- 2) there was a request from Grafton Zoning Board to work with them to maybe come to agreement on a cut-through; Mr. Rodolakis noted that it looks like Grafton needs the emergency access and is no benefit to Shrewsbury and noted the Marlboro and Southboro situations;
- 3) noted letter from Fire Chief to change road name of Arrowhead; Attorney Byrne noted.

Attorney Byrne stated the hearing was newly advertised for notification to abutters for the parcel that did not get noticed in the first hearing, and said a substantial amount of hearings were held throughout the Town Hall to get to this point. He said this will be both a residential and commercial project.

Attorney Byrne said the off-site work will include repair and renovation of Route 20, and will cost almost several million dollars. He said the site will not perc, so a pump station will be installed and will service other areas.

Benn Sherman, BSC Group, reviewed the plans. He said there will be 158 residential units. Attorney Byrne noted to the Board that this is the same plan from the first hearing, that nothing has been changed.

David Hawk, Hawk Deisgn, reviewed specific details of units, including the lay-outs.

Mr. Gordon asked them to review phasing. Mr. Hawk showed the plan and reviewed the areas of the phasing with Phase 1 being nearest to Flint Pond. Mr. Barsamian stated the commercial phase could come sooner then they think as Phase 4 or 5, as this would be market driven. He said this could be a three year project.

Mr. Sherman reviewed the buffer areas near Orchard Meadows. He presented cross-sections to show the visibility or line of site to buildings.

Mr. Gordon asked about lighting. Mr. Hawk said lighting could be shielded or put in the hood to keep lighting from spilling over.

Brad Carroll, 60 Blossom Tree Drive, expressed the following concerns:

- 1) it's zoned for 125 – why would they propose 158;
- 2) traffic flow concerns on Route 20;
- 3) concern of “the three high rise” buildings – felt it doesn't seem to fit and felt it needs more addressing of aesthetics and buffering.

Mr. Barsamian made the following comments:

- 1) when they were developing/planning the site they decided to develop the site as one whole site, and said there could be 258 units if they did a different project instead of alternate one, and they decided to do;
- 2) road improvements will make a difference and they are working with Mass. Highway;
- 3) commented that buildings are 250 ft. away from neighbors.

Barbara Jean Capalbo, 127 Orchard Meadow Drive, expressed the following concerns:

- 1) traffic and lighting concern – felt this project would increase both;
- 2) concern of the 3-story buildings and how it fits in the development;
- 3) concern of the high point on the three-story buildings.

Beverly Hokanson, asked general development questions and asked for some definitions of things she heard through the presentation.

John Collins, 12 Cider Mill Drive, asked why put the multi-story on the slope. Attorney Byrne said there are height restrictions in the by-law and they meet that.

Ken Hokanson, 8 Cider Mill Drive, expressed the following concerns:

- 1) also asking about view of buildings and buffer; Mr. Sherman showed 110 feet of existing woods;
- 2) concern of noise level – air conditioners, etc.; Mr. Hawk said he doesn't see a problem and said the landscaping will help with that.

Russell Fraleigh, 37 Cortland Grove Drive, thought it looked like a win/win situation for all. He said he was wondering if there would be an access point for commercial area for Orchard Meadow.

Mr. Barsamian said there would be easy access on Route 20 and they are talking about sidewalks on Route 20. He said if Orchard Meadow is interested in another access area from site to site, they would talk about it with them.

Paula Collins, 12 Cider Mill Drive, asked regarding phasing, what keeps the developer building the whole project and not stopping after they complete, say, Phase 3. Mr. Barsamian said they are committed to the project.

Mr. Gordon continued the hearing to September 1, at 7:05 P.M.

**7:10 P.M.                      Preliminary Plan off Nelson Point Road**  
**Informal Public hearing, Continued from June 2, 2005**  
**Location: Nelson Point Road, west of Lake Street**  
**Decision Deadline: August 15, 2005**

Attending the hearing was Attorney David Brown and Chris Cutler, the developers.

Mr. Gordon noted the e-mail from Ruth and Lawrence Flynn, 33 Nelson Point Road, and said most of these concerns they listed would be addressed at the definitive plan and MEPA filing.

Attorney Brown discussed the issue of the Title, and submitted a letter to the Board for their review; he commented that he's not aware of any issue with the Title. Mr. Rodolakis said they need to make sure it's not overburdening the easement. Attorney Brown said he can get further confirmation of that.

Attorney Brown addressed a couple of issues of the e-mail from the Flynn's:

- 1) wants to tie in to town sewer, but it is a State issue;
- 2) would like to provide a walking trail around project, so all can enjoy including abutters.

Dotty Flynn, 9 Nelson Point Road, commented on the amount of homes. Attorney Brown said they will address this from the comments from the Board – maybe fewer houses and maybe have some duplexes.

Paula Collins, 31 Flagg Road, commented that she doesn't think she would want to see duplexes and also asked about how private sewer would work and if there were regulations. Attorney Brown said yes, there were regulations for this.

Kevin Thibodeau, 27 Nelson Point Road, expressed the following concerns:

- 1) concern of private sewer and leeching into lake; Mr. Gordon suggested that this concern could be expressed with the Sewer Commissioners;
- 2) traffic concern and sight distance; Mr. Gordon said this will be looked at during the definitive.

Tracy Flynn, 7 Nelson Point Road, expressed the following concerns:

- 1) road condition concern; Attorney Brown said it will be improved up to a subdivision road;
- 2) having police detail during construction;
- 3) would like advanced notice for digging of sewer and road work;
- 4) blasting? Mr. Gordon explained they test before and after blasting; Mr. Naber said there are many companies that will come in and do baseline testing for before and after;
- 5) maybe consider fewer homes; especially have no estate homes; keeping woods and maybe wildlife would tend to stay.

Ray Bousquet, 20 Nelson Point Road, expressed the following concerns:

- 1) concern of seemingly maximization of development;
- 2) asked about MEPA; Mr. Denoncourt said basically gets involved when impact is considered to meet a certain threshold;
- 3) DEQE number? Mr. Denoncourt said this is done with the Conservation Commission;
- 4) archaeological survey? Mr. Gordon said Massachusetts Historical maybe can answer
- 5) buffer zone for building?
- 6) concern of clean cutting.

Christopher Kirk, 40 Westwood Road, commented as follows:

- 1) if this project was subject to phasing. Mr. Gordon said no it wasn't. Mr. Rodolakis said the Board can ask for a construction sequence.
- 2) consider putting island in the middle like Park Grove?;
- 3) off-site work? – pave up to subdivision; Attorney Brown said this will be looked at in the definitive.

Mr. Gordon officially closed the hearing.

**7:15 P.M.            Palm Meadow Estates, Definitive Subdivision  
Public Hearing, continued from July 7, 2005  
Location: Clews Street, east of Route 140  
Decision Deadline: September 13, 2005**

Attending the hearing was Robert Babcock and John Parmentier, both from Dunn McKenzie, Inc.

Mr. Babcock submitted new plans and the traffic study. Mr. Denoncourt said he hasn't had a chance to completely review the plans. Mr. Gordon noted that the traffic study will also have to be reviewed by Engineering.

Mr. Babcock reviewed lot access documents that had been submitted. Mr. Gordon expressed concern of the 10% slope as there was a problem with another development with this and cars bottoming out.

Mr. Gordon commented that the Board is looking for the building envelope.

Mr. Gordon suggested talking to Engineering about 8% open space and maybe offer something else; and Engineering can advise the Board.

Mr. Babcock said more sewer information has been given to the Sewer Department. Mr. Gordon asked about title right to get sewer to Holt Street.

Mr. Parmentier said they have discussed sewer with Engineering. He said there will be a pump on each lot with 2-1/2 day emergency storage. Mr. Gordon suggested they talk to Engineering about the type of pump.

Mr. Gordon asked the status with Conservation Commission. Mr. Babcock said there are a couple of erosion control issues they are addressing.

Mr. Gordon asked about pump station. Mr. Denoncourt said actually Hill Street and Cherry Street. Mr. Gordon asked them to talk to Engineering about Cherry Street – it is in need of repair or rebuild.

Mr. Gordon listed the following suggestions:

- 1) build Lot #8 last;
- 2) there should be to Grafton by a buffer deed restriction similar to Federal Estates.

Mr. Gordon continued the hearing to September 1, 2005, at 7:10 P.M.

**7:30 P.M.            Summit Ridge Estates, Definitive Subdivision Modification  
Public Hearing  
Location: Gulf Street, between Browning Road and Wheelock Street  
Decision Deadline: August 18, 2005**

Attending the hearing was Attorney George Kiritsy representing the developers, and Dave Parmenter – the builder, and Cle Blair Jr. – the developer.

Attorney Kiritsy signed the extension letter. He said they recently acquired some land, and they want to make an entrance change at Slocum Meadow Lane. He said also a zoning line was changed as it was measured wrong.

Mr. Gordon noted that this will be a benefit to the Town – won't have to maintain the fence and guardrail; and benefit to developer – get one more lot; and Attorney Kiritsy said that's right.

Mr. Rodolakis asked why they didn't just do an ANR plan and Attorney Kiritsy said because there was change in right-of-way.

Mr. Parmenter said they are able to move Gulf Street over and get rid of rip-rap, etc. on other side.

Mr. Denoncourt reviewed some of his comments, mostly related to design of lots, noting that there are almost houses in back of each other, noting specifically 37R and 38R. Mr. Parmenter suggested doing ANR with Engineering. He said there will be some land swapping going on.

Mr. Denoncourt agreed it may be better to do ANR when building permits are being done.

Mr. Rodolakis asked about sewer. Mr. Parmenter said they have done Gulf Street to Wheelock Street, and the next phase of sewer will go in at next phase of building.

Brian and Rebecca Kapopoulis, 55 Gulf Street, attended this hearing to discuss the rock slope in front of their house, which was put in by the same developers as this subdivision. They stated there front slope is basically a rock slope, which they don't feel is aesthetically pleasing and doesn't feel it fits in with the area. They were asking the Board's help in getting this slope changed. The Board basically told them that this situation is a civil matter between the homeowner and the builder.

Mr. Gordon officially closed the hearing.

**7:45 P.M.            Memorial Drive, Business Park, Site Plan Approval**  
**Public Hearing**  
**Location: east side of Memorial Drive, south of Hyde Farm Road**  
**Decision Deadline: 65 days from the close of the hearing**

Mr. Gordon read the letter dated August 4, 2005, asking for a continued hearing to September 1, 2005. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to September 1, 2005, at 7:15 P.M.

**4. New Business**

**a. Discuss Special Meetings in September for Zoning Proposal Hearings**

Mr. Denoncourt reviewed the Planning Board schedule for tentative October 17, 2005 Special Town Meeting. He said September 15, 2005 seems to be a good night for the Board to hold the meeting for zoning articles. The Board agreed to hold the meeting and agreed with schedule as drafted by Mr. Denoncourt.

**b. Review and Approve Covenant for Farmview Estates**

The Board voted to allow Mr. Gordon to sign the Covenant for Farmview Estates.

**c. Sign Mylars for Farmview Estates**

The Board signed the mylars for Farmview Estates.

**d. MGL Ch. 61B, Notice of Intent to sell property on Colonial Drive**

Mr. Rodolakis abstained from the discussion. The Board, with Mr. Rodolakis abstaining, voted to recommend to the Board of Selectmen not to exercise the Town's right of first refusal.

**e. WBDC Request for Zoning Change, CenTech East**

Mr. Rodolakis abstained from the discussion.

Roberta Brien, from WBDC, attended the discussion. She said they are proposing a zone change for Centech East. She reviewed the plan. The Board voted to recommend an article for zone change and will support it.

Mr. Denoncourt said he felt the hearing should be held on September 15, 2005, at 7:05 P.M.

**5. Old Business**

**a. Discussed and Signed Decision for Hawthorne Green, Preliminary Subdivision**

Mr. Rodolakis abstained from the discussion and the vote. The Board, with Mr. Rodolakis abstaining, voted to allow Ms. Myers sign the Decision to deny the Preliminary Subdivision Plan for Hawthorne Green.

**b. Discussed and Signed Decision for Ashford Crossing, Multi-Family Special Permit**

After roll call vote, the Board unanimously voted in favor and to sign the Decision for Ashford Crossing as written.

**5. Old Business (cont'd)**

**c. Discussed and Signed Decision for 307 Grafton Street Office building, Site Plan Modification**

Mr. Rodolakis abstained from the discussion and the vote. The Board, with Mr. Rodolakis abstaining, voted to allow Ms. Myers to sign the Decision as written for 307 Grafton Street Office Building Site Plan Modification.

**d. Discussed and Signed Decision for Preliminary Plan off Nelson Point Road**

Mr. Rodolakis expressed concern for the maximization of lots. Mr. Gordon said this comment is in the Board's Decision. The Board voted to allow Mr. Gordon to sign the Decision as written.

**6. Correspondence**

The meeting adjourned at 11:00 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*